



January 30, 2019

Mr. Daniel Heffernan  
 Environmental Protection Agency (EPA), Region 8  
 1595 Wynkoop Street (8TMS-B)  
 Denver, CO 80202-1129

Re: Bozeman, Montana Brownfield Initiative  
 EPA Brownfield Community-Wide Petroleum and Hazardous Substance Assessment Grant

Dear Mr. Heffernan:

The City of Bozeman is pleased to submit this combined application for the EPA Brownfield Community-Wide Petroleum (\$100,000) and Hazardous Substance Assessment Grant (\$200,000). Our application includes responses to all threshold and ranking criteria as described within the application materials. The City will use the requested Petroleum and Hazardous Substance funds to support brownfield redevelopment in our Northeast Neighborhood (Census Tract 6), with a secondary focus on our Southwest Neighborhood (Census Tract 11.02), to reduce threats to our citizens' health, welfare, and our environment; help create new jobs; increase tax base; eliminate blight; and stimulate our economy. Just as importantly, the funding will allow us to support redevelopment projects that result in the protection of the East Gallatin River and allow us to create and expand greenspace along our riverfront. Our goal is to identify and assess brownfields along our riverfront and Interstate-90 corridors and Northern Pacific – Story Mill District to make way for an influx of quality housing, a thriving commercial district, and provide for more and better connectivity and greenspace to improve the general health and wellbeing of our existing and new residents.

Over the last several decades, Bozeman has been evolving into one of the most vibrant communities in the Northwestern United States by showcasing its spectacular scenery and palpable western way of life. Our agrarian heritage, outstanding schools, rich culture, beautiful natural surroundings, emerging industries, and overall attractiveness have all played important roles in Bozeman's evolution, which has kept the health of our Downtown core relatively strong for a small city: the heart and soul of the community is manifest in our historic Downtown fabric. However, this strength and vivacity has not extended into the growing edges of the City such as the target Northeast and Southwest neighborhoods. By prioritizing these areas and the brownfield sites therein, Bozeman hopes to address their uneven recovery and growth that has left too many American communities behind. With massive growth pressures throughout our City, we cannot afford to leave our brownfields vacant and blighted, unavailable to absorb some of the weight. The first proactive step to bringing these sites into reuse to support our vision of a safe, accommodating, and cohesive City is to assess the environmental issues associated with the target areas' brownfields and utilize assessment data to implement strategic revitalization planning efforts. Bozeman proposes to use EPA Brownfields Assessment Grant funding to begin the process of characterizing, outlining development concepts and integration ideas for, and redeveloping vacant, contaminated, and blighted portions of the Northeast and Southwest Neighborhoods, thus weaving them into our vivacious Downtown fabric and facilitating their transition into vibrant, safe, mixed-use neighborhoods.

1. **Applicant Identification:** The applicant for the EPA Brownfields Community-Wide Assessment Grant is the

City of Bozeman, located at 411 E. Main Street, Bozeman, Montana 59715-4700. DUNS 083705293.

2. Funding Requested
  - a. Assessment Grant Type: Community-wide FY19 Brownfields Assessment Grant
  - b. Federal Funds Requested: \$300,000
  - c. Contamination: Hazardous Substances (\$200,000) and Petroleum (\$100,000)
3. Location: City of Bozeman, Montana
4. Contacts
  - a. Project Director: David Fine, 406.582.2973, [DFine@Bozeman.net](mailto:DFine@Bozeman.net), Economic Development Specialist, 121 North Rouse Avenue, P.O. Box 1230, Bozeman, MT 59771
  - b. Chief Executive: Andrea Surratt, City Manager, 406.582.2306, [ASurratt@Bozeman.net](mailto:ASurratt@Bozeman.net), 121 North Rouse Avenue, P.O. Box 1230, Bozeman, MT 59771
5. Population: 43,132 (2017 5-year American Community Survey (ACS) Estimate)
6. Other Factors Checklist

Community population is 10,000 or less.	Page #
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The priority brownfield site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	X:1,2,5
The priority site(s) is in a federally designated flood plain.	X:2,3
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	X:3
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	

7. Letter from the State Environmental Authority: See attached.

**Attachment B**  
**Montana DEQ**  
**Acknowledgement Letter**



December 24, 2018

Cyndy Andrus - Mayor  
City of Bozeman  
121 N Rouse Ave.  
Bozeman, MT 59715

RE: Letter of Acknowledgment: City of Bozeman's Brownfields Grant Applications  
Hazardous Substance Assessment and Petroleum Product Assessment

Dear Ms. Andrus:

I am writing to express Montana Department of Environmental Quality's (DEQ's) acknowledgment of the City of Bozeman's efforts to obtain a U.S. Environmental Protection Agency Brownfields Hazardous Substance Assessment Grant and a Brownfields Petroleum Product Assessment Grant to address contamination throughout the City of Bozeman.

I understand that the assessment funds will be used to assess hazardous substance and petroleum Brownfields sites throughout the City of Bozeman. The DEQ supports Brownfields efforts in Montana, and wishes to promote assessment and cleanup activities that allow contaminated properties to be put into productive and beneficial use.

If you have any questions or comments about petroleum brownfield sites, please feel free to call Brandon Kingsbury at 406-444-6547 or email him at [bkingsbury@mt.gov](mailto:bkingsbury@mt.gov). If you have any questions or comments about hazardous substance brownfields sites, please contact Jason Seyler at (406) 444-6447 or [jseyler@mt.gov](mailto:jseyler@mt.gov).

Sincerely,

A handwritten signature in blue ink that reads "Jenny Chambers".

Jenny Chambers, Administrator  
DEQ Waste Management & Remediation Division

cc: Jason Seyler; Brownfields Coordinator; Cleanup, Protection, and Redevelopment Section; [jseyler@mt.gov](mailto:jseyler@mt.gov)  
Brandon Kingsbury; Petroleum Brownfields Coordinator; Petroleum Technical Section; [bkingsbury@mt.gov](mailto:bkingsbury@mt.gov)

**Attachment C**  
**Threshold Criteria**

## *Threshold Criteria for Assessment Grants*

### **1. Applicant Eligibility**

The applicant for this combined EPA Community-Wide Hazardous Substance and Petroleum Assessment Grant is the City of Bozeman, Montana, who fulfills the definition of an “eligible entity” by being a General-Purpose Unit of Local Government as defined under 2 CFR § 200.64. The City of Bozeman is a recognized political subdivision as defined by the State’s legislative definition of a political subdivision per 40 CFR stats. 35.6016 (a) (31).

### **2. Community Involvement**

The City of Bozeman doesn’t just solve our brownfield issues through individual organizations, we solve them collectively as a community. The City needs to be sure that its leaders—including elected leaders, business executives, non-profit managers, and active citizens of all stripes—get behind this initiative to see that its strategic goals are accomplished. Anticipated community outreach strategies include walking tours, community forums, public assemblies, and open houses. Additionally, a stakeholder’s group of key business owners, educators, citizens and officials (Brownfields Advisory Committee, or BAC) will be formed and periodically convene to advise on planning, cleanup, and reuse phases, and to collaborate with our consultants for the drafting of alternative project visions and imagery for consideration by the public. We will actively seek to identify concerns that residents have and respond to these in a quick and constructive manner. This will be done through frequent surveys and polling both paper and electronically, door-to-door outreach, and a close monitoring of our social media channels. Evident from recent outreach efforts in the targeted Northeast Neighborhood, this community is expressly concerned about how to develop and maintain its overall affordability and accessibility to a mix of residents and workers, and a unique sense of place and community as it grows and evolves. Residents echo “this area historically has been the affordable part of Bozeman – where families get started, and people grow old.” Our City has taken these sentiments to heart during preliminary project planning and area-visualization efforts and will continue to seek and incorporate the same type of honest and useful information from our residents throughout this brownfield initiative.

Bozeman residents will be kept further involved and informed throughout the project through public meetings, project updates posted on the City website, flyers, newsletters, social media platforms, and other publications, to reach all residents and partners. Particular attention will be paid to connecting with our low-income and impoverished populations: by implementing low-tech tactics, we will more effectively reach our target residents: notices may be posted at the public library, city hall, churches, grocery stores, restaurants, schools, and elsewhere. Our goals through these approaches include gathering community input and specific needs, exchanging relevant information regarding the location and current status of our brownfields, soliciting assistance with site prioritization, brainstorming necessary and effective action steps, and engaging the entire community’s network of business contacts and lenders. We will continue to gather input as appropriate from private and public entities, welcoming comments and ideas, including from Montana State University and Gallatin College students eager to make a concrete contribution to a community they call home. Sites with redevelopment potential will be marketed to business contacts and lenders through online inventories.

### **3. Expenditure of Assessment Grant Funds**

The City of Bozeman (applicant) does not have an active EPA Brownfields Assessment Grant.

**Attachment D**  
**Ranking Criteria**

## **PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **Target Area and Brownfields**

Background and Description of Target Area - Named after John M. Bozeman, the County Seat of Gallatin County, Bozeman, Montana, was founded in 1854 and incorporated in 1883. In 1893, Bozeman was awarded the State's agricultural college, now recognized as Montana State University (MSU), which expanded a mercantile and farming community into a center for higher learning. With the passage of time, our City in the Gallatin Valley enjoyed the growing popularity of Yellowstone National Park and the swelling interest in its plentiful recreational opportunities. The showcasing of spectacular scenery and the western way of life received from films set nearby, such as *A River Runs Through It*, have also served to draw people to the area. Our agrarian heritage, outstanding schools, rich culture, beautiful natural surroundings, and overall attractiveness have played important roles in Bozeman's evolution. Collectively, these have kept our economy and the health of its Downtown core relatively strong for a small city: the heart and soul of the community is manifest in our historic Downtown fabric. However, this strength and vivacity has not extended into the growing edges of Bozeman, such as Census Tract 6 (CT6), located on the northeastern edge of the City along Interstate 90 (I-90), or Census Tract 11.02 (CT11.02), located on the southwestern edge of Bozeman, which was recently named one of 25 Opportunity Zones, identified by economic distress, in Montana under the Tax Cuts and Jobs Act of 2017. Census Tract 6 is roughly bounded by East Baxter Lane and West Griffin Drive to the north, North 19<sup>th</sup> Avenue to the west, Durston Road/West Peach Street to the south, and the East Gallatin River to the east, and will be the target area of this grant and herein after referred to as the "Northeast Neighborhood." As only a portion of the City lies within the CT11.02 Opportunity Zone, this area, herein after referred to as the "Southwest Neighborhood," will be a secondary target of our brownfield revitalization initiative. Opportunity Zones were conceived as an innovative approach to spurring long-term private sector investments in low-income communities nationwide and will be used as such for the City of Bozeman. By targeting these neighborhoods, Bozeman hopes to address the uneven recovery and growth of these neighborhoods that has left too many American communities behind.

While Bozeman's Downtown, the core of which is located less than half a mile from the Northeast Neighborhood, has remained economically viable and provides Bozeman with an extremely important sense of community, history, and identity, the Northeast Neighborhood is in quite a different state. Although it represented Bozeman's historic role as the transportation and economic hub of Southwest Montana from 1882 to 1945, this area currently has a poverty rate in excess of 20% compared to a 14.9% rate in the state, deflated mean (\$40,417) and median (\$30,682) household incomes compared to the City, State, County, and Nation, a significantly higher and growing population of seniors and Hispanic/Latino residents than the City average, a large portion of residents without health insurance (19.1%), and higher rates for cash public assistance income (4.5%) and SNAP participation (15.5%) than the City as a whole (1.6%, 5.1%, respectively). Further impacting the target area and its sensitive populations, the Northeast Neighborhood is occupied by many commercial and industrial zones with the presence or potential presence of hazardous substances and petroleum contaminants: this area was historically one of the only industrial areas in the Gallatin Valley. The target area's industrial history includes the Cannery District, where the Bozeman Canning Company operated in the early 20<sup>th</sup> Century, at which time Bozeman produced approximately 75% of all seed peas in the United States, the Northern Pacific Railway (NP) and Story Mill District, which includes historic railroad property (NP Main Line, NP Rail Yard, Story Mill Spur Line, and several associated buildings, structures, and sites), and the 60-acre Idaho Pole Company (IPC) site, which treated wood products with creosote and pentachlorophenol (PCP) between 1945 and 1997. Due to impacts stemming from historic land use and blighted/vacant properties, redevelopment of key brownfields in the target area, like the IPC site, is complicated. These idle sites remove significant parcels of land from productive use, discourage nearby development, and present health risks to nearby residents, many of whom are unable to secure affordable housing elsewhere in the City. With massive growth pressures throughout Bozeman, we cannot afford to leave our brownfields vacant and blighted, unavailable to absorb some of the weight. The first proactive step to bringing these sites into reuse to support our vision of a safe, accommodating, and cohesive City is to assess the environmental issues associated with brownfields and utilize assessment data to implement strategic revitalization planning efforts. Bozeman proposes to use this funding to begin the process of characterizing, outlining development concepts and integration ideas for, and redeveloping vacant, contaminated, and blighted portions of the Northeast and Southwest Neighborhoods, thus weaving the target areas into our vivacious Downtown fabric and facilitating their transition into vibrant, safe, mixed-use neighborhoods.

Description of the Priority Brownfield Site(s) - The characteristics that make up the identity of our target areas are widely held community values, and their character is authentic and unique in the context of Bozeman. These communities also put



intense value on their mix of uses – a quality that is embraced and celebrated. However, commercial and industrial corridors within the boundaries of the Northeast Neighborhood include numerous brownfield sites, many of which date back to the turn of the century. The Northeast Neighborhood, although one of the most affordable in Bozeman, is sandwiched between our Downtown edge industrial and northern Bozeman's heavy industrial areas, and houses much of the City's historic railroad property, impacting the surrounding residential areas. Stifled by economic, physical, and psychological barriers, there is no appetite for the real and perceived environmental risks associated with these brownfields. Our goal is for people to want to visit, live, and work here: resolving environmental concerns and implementing visioning and planning efforts in line with our recently adopted Strategic Plan are critical steps to encouraging investment in the target areas. While other brownfields will be identified and evaluated, the City's priority area is the IPC site and nearby historic railroad properties.

The IPC site, a former wood treating facility, occupies an area of approximately 60 acres and is bisected by I-90. Within and immediately south of the IPC lie numerous railroad properties historically utilized as railroad right-of-way, a domestic trash dump, and material storage and loading facilities including fuel yards and an asbestos ore loading facility. The East Gallatin River and associated floodway run through the northern section of the IPC site, and form the eastern boundary of CT6. A creek and its associated floodway also run through the southern section of the IPC site. Wood treating operations began here in 1945 using creosote, which was replaced with PCP in carrier oil in 1952. Wood treating operations and infrastructure, dismantled in 1999, were historically located south of I-90; though soil and groundwater were impacted on both sides of I-90 as groundwater flow is to the north. The Montana Department of Health and Environmental Sciences (MDHES) discovered an oily discharge in ditches near the Site and near Rocky Creek in 1978. The Site was placed on the National Priority List (NPL) in 1986. Pentachlorophenol (PCP), polycyclic aromatic hydrocarbons (PAHs), polychlorinated dibenzo-p-dioxins, and polychlorinated dibenzofurans were identified as contaminants of concern (COC). Subsequent remediation included actions for both soil and groundwater contaminated by the COCs. The soil component included excavation and land treatment of 19,000 cubic yards of soil, which commenced in 1995 and culminated with dismantling of the land treatment units and on-site treated soil placement in 2002. The soil component will be delisted from the NPL in March 2019. A groundwater remedy system has been operating since 1997 and was decommissioned in 2018. The EPA indicated delisting the groundwater component from the NPL will follow delisting of the soils. Although significant federal funds have been expended on the assessment and cleanup at the IPC Superfund site, this prime opportunity location remains vacant with limited developer interest or clear vision for redevelopment: additional funding is needed for redevelopment planning that the NPL process may not have accounted for. While the site will soon be delisted from the NPL, IPC remains on Bozeman's priority list: residual environmental issues and a paucity of utility and roadway infrastructure ensure the site will remain our City's heaviest brownfield burden without further action. Importantly, little environmental assessment has been conducted on the site's surrounding railroad properties. With the help of an EPA Brownfield Assessment Grant, Bozeman can leverage the huge effort expended to date via focused environmental assessment adjacent to the site and area-wide planning efforts that aim to take advantage of this area's wonderful opportunity to expand the local trail network, provide active and passive recreation opportunities for residents, open access to a new wetlands preserve, and still provide room for expanding or transitioning industrial uses in designated areas.

Additional sections of the targeted neighborhoods consist of brownfields which we wish to redevelop. Nearby abandoned/blighted properties and commercial and industrial sites have the potential to cause serious adverse health effects as numerous potentially contaminated sites exist. These properties also pose a public safety concern due to debris and uneven footing and associated trespassing issues. Brownfields located throughout the targeted areas include railroad property and fuel warehouses and storage sites, which represent possible sources of petroleum and hazardous substance contamination.

### **Revitalization of the Target Area**

Redevelopment Strategy and Alignment with Revitalization Plans - We strive to consistently improve our community's quality of life as it grows and changes, honoring our sense of place and the "Bozeman feel" as we plan for a livable, safe, affordable, more connected city. We continue to develop an in-depth understanding of how Bozeman is growing and changing and proactively address that in a balanced and coordinated manner. To support our Strategic Plan, we plan to use EPA funding to develop both a Hazardous and Petroleum inventory of brownfield sites. We support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods. Through identification of Hazardous and Petroleum brownfields in our City, we can more efficiently and effectively focus high-quality planning and subsequently implement strategic redevelopment efforts. A brownfield site inventory will help us prioritize the assessment, cleanup, and

revitalization of these sites and will accelerate their reuse by providing accessible information to interested developers.

EPA funds will be used to conduct approximately 7 Phase I Environmental Site Assessments (ESAs) on Hazardous sites and another 4 Phase I ESAs on Petroleum sites: a prioritization scheme, based on the City's Strategic Plan, will be utilized to identify candidate sites. Phase II ESAs will be performed on approximately 3 Hazardous sites and one Petroleum site, which will be identified through the brownfield inventory and community involvement efforts. For each Phase II ESA conducted, quality assurance project plans (QAPPs), site-specific sampling and analysis plans (SAPs), and remedial action plans (RAPs) will be developed. EPA, the City of Bozeman Preservation Program and Montana Historic Society will be consulted before any work is conducted on sites that may have historical or cultural significance, such as those within the NP – Story Mill District. Remediation and reuse plans will be created for the IPC and each site that undergoes a Phase II, to be aligned with the City's vision under its Strategic Plan.

Bozeman will also use EPA grant funding to conduct area-wide planning activities targeted at integrating brownfield reuse efforts with the community's vision for the Northeast Neighborhood. These efforts will enable development of a community-led revitalization strategy facilitating brownfield cleanup and reuse and addresses broader economic and environmental barriers that hinder redevelopment. For example, we aim to link this underserved edge of the City to our Downtown core by exploring pedestrian and transit opportunities and the opportunity for multimodal transportation. We will also look to improve parking and safety measures and address public facilities and density efficiency. We will explore development and expansion of businesses, quality housing, and public spaces, and the infrastructure to support these to provide employment prospects, affordable and accessible livability, and localized social and recreation opportunities to the area's sensitive populations. Planning and associated community outreach efforts will be utilized to better define the "essence" of the Northeast Neighborhood within the larger Bozeman character, while working around and preserving current structures (train tracks, old depot building, etc.).

Outcomes and Benefits of Redevelopment Strategy - Development of the Northeast Neighborhood is a key aspect of Bozeman's plan to revitalize and better capitalize on our remaining underdeveloped land assets, raise property and assessment values, elevate our taxable base, and provide clean and affordable land for our residents and local business base onto which they can expand as the economy recovers. Through site assessment and planning efforts, and eventually complete revitalization of strategic sites, Bozeman's brownfield initiative hopes to redefine the target areas as family-, pedestrian- and business-friendly, with anticipated amenities to serve residents and patrons. The target area citizens and greater Bozeman will enjoy the benefits of redevelopment via focused public access, quality and affordable housing, walkability, tax base increases, job creation, and green space and trails network creation along nearby creeks and the East Gallatin River. Further assessment and planning efforts at the IPC and other brownfield sites along our riverfront corridor will directly encourage its utilization and protection. To encourage environmental sustainability, Bozeman will partner with organizations such as the DEQ to identify at-risk, environmentally sensitive parcels contributing to water quality, wildlife corridors, and wildlife habitat, such as floodways and wetlands. Future brownfield development projects will also allow for job creation while promoting infill development and sustainable growth through appropriate planning and land use. Bozeman will embrace sustainable practices as well as excellence in urban design. To maximize the momentum gained under site assessment tasks, the City will provide easy-to-use, accurate, and informative tracking of land-use and infrastructure development trends in the area and project-specific progress for strategic infrastructure investment

In addition to job, quality and affordable housing, greenspace, and recreational opportunities, the redevelopment of the IPC site and others identified during this project will facilitate energy efficiency through improving mobility options that accommodate all travel modes within the target area, including non-motorized transportation. During the planning stages of the project, the City will revisit greenhouse gas emissions inventories, review reduction targets, and explore a voluntary energy efficiency program to encourage new residential and commercial construction to exceed the performance standards of the currently adopted building energy code. Additionally, the City will review three-year data from NorthWestern Energy's Community Solar Installation to inform planning efforts under the brownfield initiative.

### **Strategy for Leveraging Resources**

Resources Needed for Site Reuse - To support environmental assessment, remediation, and brownfield redevelopment under the Northeast Neighborhood initiative, we assembled a list of potential leveraged funds including local, state, and federal options. Tax Increment Financing (TIF) is one of the few economic development tools available to local municipalities and TIFs provide needed gap financing and offset public improvements on a performance basis within the district rather than

burdening the general fund. Bozeman may create a TIF district in the target area to adopt and champion the existing goals and implementation actions of our brownfield initiative. We will align TIF infrastructure projects with brownfield strategy to ensure tactical allocation of funds for catalytic infrastructure. State-wide, we will work with the Montana Department of Transportation (MDOT) and their Surface Transportation Block Grant (STBG) program to fund transportation enhancements within the Northeast Neighborhood, such as improved access from brownfields to other major City corridors and recreational trails. Transportation improvements will further encourage the reuse and redevelopment of our brownfields by providing easy access and local connectivity. Additionally, we will engage BNSF Railway for projects such as pedestrian underpass or trail connections to boost circulation and public safety in the target area. We will also engage City Economic Development staff to develop a traded sector recruitment strategy to identify and conduct outreach to suitable businesses to infill ready-for-use brownfield sites. Bozeman will also utilize Montana's Community Development Block Grant (CDBG) program for funding desperately needed affordable housing development on our revitalized brownfields. CDBG provides funding and technical assistance to help local governments plan for future growth and development, develop specific plans for individual projects, and take action to address community needs: this program directly correlates with our brownfield initiative. The Bozeman Revolving Loan Fund (RLF) will also be utilized to provide capital to local companies interested in developing and/or occupying brownfield sites ready for use. The RLF aims to further economic expansion and create quality jobs, two identified goals of this project. Special Improvement Districts (SIDs) may also be implemented within the target area to provide supplemental funding in support of brownfield revitalization. SIDs can be used for irrigation or other water, municipal swimming pools and other recreation facilities, street improvements, parking, sanitary or storm sewers, water, public facilities, natural gas and electric distribution lines and telecommunications facilities, public park or open-spaces, conversion to underground alternative energy and maintain and preserve any authorized improvements. Federally, the Low-Income Federal Tax Credit Program is available for use in support of our brownfield initiative. The tax credit can also be sold to investors to act as a financing source. Given the significant impoverished and low-income population within the Northeast Neighborhood, and the goal of the brownfield initiative to provide quality, affordable housing this program fits seamlessly into the project's vision. Through these potential funding sources combined with an EPA Brownfields Assessment Grant, Bozeman can begin to build the capacity, resiliency, and resource base necessary to develop the target areas as strong, safe, pulsating districts that fit seamlessly into Bozeman.

Use of Existing Infrastructure – As stated in our Strategic Plan, Bozeman is committed to sustainability and embraces the concept that strong connections between transportation, housing, the environment, and economic development will create a healthy and more livable City. We cultivate a strong environmental ethic and promote environmentally sustainable businesses and lifestyles. To promote efficiency and sustainability, Bozeman aims to utilize existing infrastructure where practical. However, to fully realize the potential of the target areas, additional roadway, utility, and other infrastructure needs are apparent: the lack of utility and roadway infrastructure at sites within the Northeast Neighborhood, like the IPC site, has actively excluded them from developer interest. As part of this brownfield initiative, we will identify sites for new or redevelopment in areas that lack adequate infrastructure and develop new financing strategies to fund investments: we will strategically invest in infrastructure as a mechanism to encourage economic development. We will also evaluate ancillary funding opportunities to facilitate infrastructure improvements on targeted sites. Opportunities include TIF, SIDs, and Department of Commerce CDBG funding.

As outlined in our Strategic Plan, we intend to complete infrastructure planning exercises to prioritize long-term investment and maintenance for new and existing infrastructure in Bozeman. Utilizing ancillary funding, we will explore technologies to advance environmental sustainability, such as Advanced Metering Infrastructure, performance management systems also known as community “dashboards,” indoor and outdoor lighting controls, Electric Vehicle (EV) charging infrastructure, and data analytics. We will also investigate the development of new annexation policies to address long term tax fairness for public services and locations of infrastructure.

## **COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **Community Need**

The Community's Need for Funding - Bozeman's brownfield initiative target areas have a high population of low income and minority residents, whose neighborhoods are plagued by abandoned buildings, blighted or contaminated properties, and defunct commercial or industrial sites. The targeted Northeast Neighborhood performs significantly below the national and state averages on several economic indicators: greater than 20% poverty rates compared to a 14.9% rate in the state, a significantly higher and growing proportion of seniors (median age of 34 in CT6 vs. 27.9 in the City), Hispanic/Latino (10.3%

in CT6 vs. 3% City-wide), and institutionalized (2.7% in CT6 vs. 0.5% City-wide) residents than the City average, a higher number of female (26.4% in CT6 vs. 11.2% City-wide) and Hispanic/Latino (16.9% in CT6 vs. 6.2% City-Wide) veterans compared to the City and State, and over 38% of single female households living below the poverty line. With a poverty rate in the CT6 target area over 20% (nearly 7 percentage points above that of Gallatin County) and median and mean household incomes in CT6 well below the City, State, and National averages, our community is simply unable to put resources behind what we consider essential, like brownfield assessment, cleanup, and redevelopment.

Redevelopment of the target areas has the potential to raise property values, offer amenities and services to in-need populations, and provide connectivity of this underserved area to our Downtown core. Barriers to redevelopment include the environmental condition, contamination, and blight that stigmatizes our target neighborhood. Some property owners stopped caring for their properties, leaving them to become overgrown, run down, and unattractive. Some owners of the vacant and abandoned sites are interested in selling or improving the land, but do not understand the environmental regulations associated with redevelopment and are fearful of fees or fines or are turned off by the lack of available infrastructure at and near the sites. By providing incentive to perform the necessary assessment that will catalyze redevelopment, in the form of Phase I and II ESAs and strategic planning and visualization efforts, an EPA Brownfields Assessment grant will help meet the needs of a community that has limited ability to draw on other sources of funding.

#### Threats to Sensitive Populations:

*Health or Welfare of Sensitive Populations* - Contamination at old commercial and industrial sites and blighted properties poses a threat to the health of our residents by direct contact or inhalation of hazardous substances or petroleum. These contaminants can increase cancer risk and cause organ damage, especially to sensitive populations including our impoverished, Hispanic/Latino, elderly, low-income, and disabled. Discarded demolition debris and potential soil contamination also poses a significant public safety concern to nearby residents given the proximity of recreational opportunities, such as East Gallatin River, to our brownfields. To harshen the health and welfare effects of brownfields on the Northeast Neighborhood, a large portion of residents living in CT6 are without health insurance (19.1% in CT6 vs. 8.8% City-wide) and/or impoverished (20.1%), and therefore potentially without the means to seek health care.

Many residents living in or near the target areas are impoverished and/or disabled: the presence of brownfields contributes to the lack of safe, stable, and affordable housing for many residents who in turn live at or below the poverty line. This leads to homelessness, constant mobility, stressed family life, unemployment, low educational achievement, poor health behaviors, and lack of health care access. Our CT6 area clearly suffers from declining economic conditions: the problem only intensifies when social problems are considered. As previously described, there is a mix of brownfields sites with contaminants such as petroleum and hazardous substances in the Northeast Neighborhood along and nearby the East Gallatin River. The target area houses significant populations of residents most sensitive to brownfields impacts – children, women of child-bearing age, minorities, seniors, and lower income residents. Particularly at risk are children at play on the ground and near water through frequent hand-to-mouth contact, who are in critical stages of development. Residents also may be exposed to contaminants in the soil, air, surface water, or through consuming East Gallatin River fish. The prevalence of brownfields, like the IPC site and surrounding railroad properties creates an unwelcoming environment that reduces street life and vitality, discourages walking, and reduces opportunities for development of valuable local amenities.

*Greater Than Normal Incidence of Disease and Adverse Health Conditions* - According to a 2017 Community Health Needs Assessment Report prepared for Gallatin, Madison, and Park Counties by Professional Research Consultants, Inc., 24.5% of Bozeman residents are limited in activities in some way due to a physical, mental, or emotional problem, compared to 23.9% of Montana residents and 20% of the US population. Mental health ranked as a top concern in Gallatin County in an online key informant survey: 23.1% of Bozeman residents have been diagnosed with a depressive disorder, versus 19.9% in Montana and 17.9% nation-wide. Additionally, 5.3% of County residents were unable to get mental health services in the past year versus 4.5% of the US population. There are very limited resources in Bozeman to handle those in mental health crisis, especially for in-patient care and for those with chronic mental health conditions. Substance abuse is higher than normal in our City: 27.4% of Bozeman residents are reported excessive drinkers, versus 26% of Gallatin County and 22.2% of the US population. There also are very few substance abuse/rehab/treatment programs in the area, and substance abuse and mental health go hand in hand. The presence of brownfields contributes to the lack of safe, stable, and affordable housing for many residents and leads to vagrancy, strained family life, and joblessness: individually and collectively, these conditions pose serious health risks. By undertaking this initiative, Bozeman will assess and plan for redevelopment of our

brownfields, which once revitalized can offer employment and quality and reasonably-priced housing to help residents feel safe as well as new commercial space to potentially house treatment facilities or clinics.

Brownfields located in the Northeast Neighborhood and across Bozeman and Gallatin County pose numerous health concerns to residents, many linked to air-related toxins prevalent on unpaved contaminated brownfield sites. Since these sites are typically in more populated areas, they are close to residences, schools, libraries, and parks that negatively impact sensitive populations like children, low-income residents, or elderly by exposing them to contaminants by direct contact, ingestion, airborne particulate inhalation, and vapor intrusion pathways. The 2017 Community Health Needs Assessment Report indicates: a prostate cancer rate 133.6 per 100,000 residents in Gallatin County compared to 127.3 in Montana and 123.4 in the US; pre-diabetes rates in Gallatin County 6.6 versus 1.5 in Montana; and a high prevalence of adult asthma and Chronic Lower Respiratory Disease (CLRP). CLRP is a preventable and treatable disease characterized by airflow limitation that is progressive, non-reversible, and associated with an abnormal inflammatory response of the lung to noxious particles or gases, such as those stemming from brownfield sites. Adult asthma is reported in 11.3% of Bozeman residents versus 10.9% in Gallatin County, 8.9% in Montana, and 9.5% nation-wide. The burden of respiratory diseases affects individuals and their families, schools, workplaces, neighborhoods, and whole cities. Due to healthcare costs, the burden of these diseases also falls on society; it is paid for with higher insurance rates, lost productivity, and tax dollars.

It is no coincidence many of these health issues correlate with low income. Given the high prevalence of poverty in the Northeast Neighborhood, low median and mean household incomes, and large percentage of residents without health insurance, our low-income residents are adversely impacted by improper diet and negative health and by brownfield sites. The fact that greater percentages of sensitive populations reside in the target area indicates there is a likely correlation between income, age, and health impacts from contaminated properties. By actively addressing our City's brownfields, we hope to actively address their associated health impacts.

*Economically Impoverished/Disproportionately Impacted Populations* - As evidenced by demographic data from the U.S. Census Bureau's 2010 Census and 2016 American Community Survey, the Northeast Neighborhood is not financially influential. The target area's poverty rate is 20.1% (13.5% State-wide), over 19% are without health insurance coverage (10.2% State-wide), and 15.5% are using Food Stamp/SNAP benefits (5.5% State-wide). Meanwhile, the median household income (\$30,682) is over 46% lower than the median household income of Gallatin County (\$57,021) and 36% lower than the State-wide value (\$48,380). Moreover, the CT6 area has a disproportionate and growing percent of Hispanic/Latino residents (10.3% versus 3% City-wide and 3.1% County-wide). The Hispanic/Latino population jumped in CT6 from 2010 to 2016; almost 300% over a 6-year period (94 people at 3.9% of population in 2010 versus 272 people at 10.3% population in 2016). This influx also accounts for a large portion of the population growth in the Northeast Neighborhood during this time: 231 new residents, 178 of which are Hispanic/Latino. These underserved populations unduly share the negative environmental consequences resulting from industrial, governmental, and/or commercial operations or policies. By pursuing EPA Brownfield Assessment Grant funding and implementing a brownfield initiative focused on this area, we hope to address and facilitate the identification and reduction of these threats. This project will catalyze new employment (permanent, remediation, and construction), property investment, and value leading to annual increased property taxes and new affordable housing. Above all, these strategic investments will help spark additional private-sector investment building from the momentum our initiative will create. We will be managing brownfield redevelopment in the target area with focused public access, quality and affordable housing, walkability, tax base increases, job creation, and green space and trails network creation along the East Gallatin River and nearby wetlands.

## **Community Engagement**

Community Involvement - The City recognizes the need for involvement of multiple authorities and local offices and the importance of developing intergovernmental relationships, like those between the City and other agencies developed during the creation of our Strategic Plan. These agencies have been involved with Bozeman in the past and currently on community projects and planning and will be involved during implementation of an EPA Brownfield Assessment Grant, and include the School Districts, Montana Fish, Wildlife, and Parks, Bureau of Reclamation, U.S. Army Corps of Engineers, and the Montana Department of Transportation. The City also received a letter of support from the Montana Department of Environmental Quality (DEQ), which is included as an attachment to this grant application. The DEQ will provide invaluable guidance and oversight of the proposed assessment and redevelopment process. The City anticipates that other state agencies, such as the Public Health and Safety Division, will become involved and play important roles as the assessment

of contamination is completed. The DEQ will play an important role in the brownfield redevelopment process when RAPs and ABCAs are prepared prior to site remediation and once sites enter the Voluntary Cleanup Program, if appropriate.

Community-based organizations have been instrumental in creating a vision for the revitalization of CT6. The City will work with a variety of community organizations to solicit input and keep the community informed about the progress of our brownfield initiative. The following community organizations will provide support and be deeply involved in the implementation of this grant.

As the catalyst for business development, the Bozeman Area Chamber of Commerce (COC) (Daryl Schliem/[dschliem@bozemanchamber.com](mailto:dschliem@bozemanchamber.com)/406.595.1448) strives to offer the tools and resources they need to succeed, expand and grow. Bozeman Area COC will provide outreach support to members at meetings and will connect prospective new or expanding businesses with available brownfield sites. The COC will provide this link by communicating project information to member organizations, attend meetings when needed, and invite representatives to attend Chamber meetings to give updates on the City's brownfield initiative.

The Northeast and Midtown Urban Renewal District Boards' (Brit Fontenot/[bfontenot@bozeman.net](mailto:bfontenot@bozeman.net)/406.579.1302, David Fine/[dfine@bozeman.net](mailto:dfine@bozeman.net)/406.582.2973, respectively) intentions are perfectly aligned with those of the City's brownfield initiative: the Bozeman City Commission created these Districts to address statutory conditions of blight through their redevelopment. The Boards encourage private investment to support infill, increase density – with an emphasis on building more housing, provide retail that serves surrounding residents, and enhance multimodal transportation and walkability. They will attend our meetings, outreach sessions, and connect with residents and business owners about the opportunities that will be available in the area. Additionally, Midtown Bozeman offers and will market Technical Assistance Grants (TAGs) to support current or potential developers, property owners, and tenants with technical assistance during the preliminary phases of possible brownfield redevelopment projects in the Midtown TIF District. Grant monies are available to developers, owners and tenants to further stimulate investment in the target area and will partner seamlessly with assessment and planning activities conducted under our EPA Brownfield grant.

Incorporating Community Input - The City of Bozeman doesn't just solve our brownfield issues through individual organizations, we solve them collectively as a community. We will insure our leaders—including elected leaders, business executives, non-profit managers, and active citizens of all stripes—get behind the brownfield initiative to see that strategic goals are accomplished. Anticipated community outreach strategies hope to build on to-date outreach efforts in the Northeast Neighborhood, during which we did not find a community that is anti-development. These include walking tours, community forums, public assemblies, and open houses. Additionally, a stakeholder's group of key business owners, educators, citizens and officials (Brownfield Advisory Committee, or BAC) will be formed and periodically convene to advise on planning, cleanup, and reuse phases, and to collaborate with our consultants for the drafting of alternative project visions and imagery for consideration by the public. The City will actively seek to identify concerns that residents, including property owners, have and respond to these in a quick and constructive manner. This will be done through frequent surveys and polling both print and electronic media, door-to-door outreach, and a close monitoring of our social media channels. Evident from recent outreach efforts in the target area, this community is expressly concerned about how to develop and maintain its overall affordability and accessibility to a mix of residents and workers, and a unique sense of place and community as it grows and evolves. Residents echo "this area historically has been the affordable part of Bozeman – where families get started, and people grow old." We have taken these sentiments to heart during preliminary project planning and visualization efforts and will continue to seek and incorporate the same type of authentic information from our residents throughout this project.

Bozeman residents and property owners will be kept further involved and informed throughout the project through public meetings, project updates posted on the City website, flyers, newsletters, social media platforms, and other publications, to reach all residents and partners. Particular attention will be paid to connecting with our low-income, elderly, and impoverished populations. By implementing low-tech tactics, we will more effectively reach our target residents: notices will be posted at the public library, city hall, churches, grocery stores, restaurants, schools, and elsewhere. Bozeman's goals through these approaches include gathering community input and specific needs, exchanging relevant information regarding the location and status of our brownfields, soliciting assistance with site prioritization, brainstorming necessary and effective action steps, and engaging the entire community's network of business contacts and lenders. We will continue to gather input as appropriate from private and public entities, welcoming comments and ideas, including from MSU and Gallatin College students eager to make a concrete contribution to a community they call home. Sites with redevelopment potential will be

marketed to business contacts and lenders through online inventories.

## **TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS**

### **Description of Tasks and Activities**

**Task 1 – Site Inventory, Selection, and Planning:** Bozeman anticipates site inventory development and brownfield planning costs of approximately \$22,500 in contractual costs, split between both grants. This task includes identifying and cataloging potential sites and costs for planning, developing, and implementing a site prioritization program. To guide the program, we will establish a BAC comprised of representatives from diverse community groups, public entities, and other engaged entities and residents. Outputs include five inventory planning meetings (5 @ \$800 = \$4,000), one GIS overlay map of brownfield sites over current aerial photographs to compare historic and current land use (1 @ \$1,800); create/maintain project .ftp site (1 @ \$ 700); and develop acquisition strategies for est. four properties (4 @ \$4,000/ea = \$16,000).

**Task 2 – Site Assessment:** This task includes a cost of \$203,500 (\$140,700 Haz. and \$62,800 Petro.) for preparing Site Eligibility Determination (SEDs) SEDs and Phase I and II ESAs on potential redevelopment sites. All ESAs conducted with grant monies will comply with All Appropriate Inquiries and ASTM Standard E1527-13. While the total number of sites is unknown, Task 2 would likely encompass an estimated 4 petroleum and 7 hazardous sites. This task includes fees associated with the sites requiring Phase II ESAs to define the presence, extent, and levels of contaminants. Also included are preliminary and final reports, including preparation of 11 SEDs at \$900/ea for \$9,900, one Quality Assurance Project Plan (QAPP) and Crosswalk at \$6,800; four Field Sampling Plans (FSP) at \$5,250 for \$21,000, and a Health and Safety Plan (HSP) at \$400. Phase I ESA costs assume 11 Phase I ESAs at approximately \$3,500 each for an estimated total of \$38,500 and 4 Phase II ESAs (3 hazardous and one petroleum) averaging approximately \$31,500 each or \$126,000 total. Outputs include one QAPP and one HASP, four FSPs, 11 Phase I ESAs, and 4 Phase II ESA reports.

**Task 3 – Programmatic Costs:** This budget includes \$24,000 (\$21,000 split evenly between both grants), including \$3,000 for one staff member to attend two national and one regional brownfield conference. Estimated travel costs include airfare (\$750/one person/two national conferences = \$1,500) plus hotels, meals, and incidental costs (\$200/person/day/two national conferences = \$800) for a total of \$2,300. In addition, one person will attend one regional conference for an estimated travel cost of \$700. Total travel is anticipated to be \$3,000 over the life of the grant. In addition, \$10,500 from each grant is budgeted for contractual costs for reporting and other eligible activities to support task deliverables: quarterly reports, ACRES updates, DBE reports, financial reports, and project closeout report spread over the 3-yr reporting period.

**Task 4 – Remediation Planning:** This task includes \$28,500 (\$18,500 Haz and \$10,000 Petro) for preparing comprehensive Analysis of Brownfield Cleanup Alternatives (ABCA) to address individual site contamination identified in previous tasks and for conducting visioning sessions. The plans will follow guidelines issued by the DEQ - Remedy Selection and Implementation for sites within the VCRA. These plans will incorporate projected development plans and long-term goals for the properties. We assume three sites will require these plans at approximately \$5,500 per site for an estimated cost of \$16,500 (2 Haz and 1 Petro). We also assume visioning sessions for reuse of 3 brownfield sites at approximately \$4,000 per site (2 Haz and 1 Petro). Outputs include ABCA reports and visualization materials for redevelopment and reuse of brownfield sites in Bozeman.

**Task 5 – Community Outreach:** This task is estimated at \$21,500 (\$14,000 Haz and \$7,500 Petro) and includes: (1) coordinating and conducting at least 4 meetings with stakeholders at \$1,200 for each event for \$4,800; (2) create public involvement plan (1 @ \$1,000); (3) preparing and publishing public notices, flyers, factsheets brochures (3 meetings @ \$900/ea for \$2,700); (4) preparing meeting materials and presentations and distributing brochures and other public information materials (1 @ \$1,000); QEP attendance at four public information meetings (4 @ \$900 for \$3,600); (5) attend four public information meetings over 3 years (4 @ \$900/ea for \$3,600) and (6) meet with residents, property owners and developers of BF sites (6 @ \$800/ea for \$4,800). The community outreach budget includes \$16,500 for our QEP to facilitate community outreach meetings, produce informational materials, and assist with site-specific outreach. Outputs include a public involvement plan, project website, fact sheets, informational materials, and minutes. As noted in the narrative, community-based organizations and agency partners have pledged additional in-kind (labor) contributions to assist with research, outreach, and committee participation.

### **Cost Estimates**



Budget Categories		Project Tasks (\$300,000)					Total
		(Task 1) Inv./Planning	(Task 2) Assessment	(Task 3) Programmatic	(Task 4) ABCA	(Task 5) Outreach	
Direct Costs	Travel (H)			\$1,500			\$1,500
	Travel (P)			\$1,500			\$1,500
	Contractual (H)	\$14,800	\$140,700	\$10,500	\$18,500	\$14,000	\$198,500
	Contractual (P)	\$7,700	\$62,800	\$10,500	\$10,000	\$7,500	\$98,500
Total Direct Costs (H)		\$14,800	\$140,700	\$12,000	\$18,500	\$14,000	\$200,000
Total Direct Costs (P)		\$7,700	\$62,800	\$12,000	\$10,000	\$7,500	\$100,000
Indirect Costs							
Total Budget		\$22,500	\$203,500	\$24,000	\$28,500	\$21,500	\$300,000

### Measuring Environmental Results, Outcomes, and Outputs

Identifying the outputs and outcomes from the EPA Assessment Grant funding not only justifies project funding decisions but also improves eligibility for future federal and state assistance for this critically important program. Consequently, the City will prepare and update Property Profile Forms for each site undergoing assessment. We will also track travel changes, impacts to affordability, economic development, environmental benefits, and increased participation in public involvement following grant implementation. Examples of indicators we will develop to track these outcomes, include: changes in bicycle ridership, number of new affordable housing units, job creation, reduction in vehicle miles travelled, and number of public meetings held. As other neighborhood boundaries for this project adjoin the Northeast and Southwest Neighborhood target areas, City staff will build on this program when tracking the outputs and outcomes of the proposed hazardous substances and petroleum assessment grants. Our process for tracking and reporting changes to these outputs and outcomes will be part of regularly submitted quarterly reports and will include, but not limited to:

#### *Outputs of Assessment Grant Funding*

- Completion of a Site Inventory & Prioritization resulting in brownfields ranking in our reuse target areas;
- Phase I ESAs at approximately 11 sites (7 hazardous substance and 4 petroleum sites);
- Phase II ESAs at approximately 4 sites (3 hazardous substance and 1 petroleum sites);
- ABCA and Reuse Planning at 3 sites (dependent on Phase II ESA outcomes and funds available); and
- Community Involvement Program communication and correspondence informing public of project progress, including newsletters, website updates, multi-media programming.

#### *Outcomes of Assessment Grant Funding:*

- Sites and land assessed for environmental contamination (no. and acreage);
- Brownfield sites closed/remediated/registered with MDEQ (no. of brownfield sites);
- Sites and land positioned for economic reuse (no. and acreage);
- Temporary jobs created through the remediation/redevelopment of sites (no. of jobs);
- New businesses locating on former brownfields (no. of businesses);
- Permanent jobs created through economic reuse of former brownfields (no. of jobs);
- Tax base growth on assessed brownfields and throughout the focus areas (dollar amount);
- Public open space created and increased continuity of greenways (acreage);
- Reclaimed Superfund property put back into reuse (no. of Superfund acres reclaimed);
- New public infrastructure proposed or created on BF sites (type and LF proposed or built);
- Private and public investment leveraged on brownfield sites (investment amount; amount of grants; financing secured; and
- Reduced poverty within priority areas (percent drop in poverty rate).

### **PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

#### **Programmatic Capability**

Organizational Structure - The City of Bozeman has the requisite capacity to administer EPA grant funds based on previous experience of our key staff in federal and state grant management. Multiple individuals and organizations will be involved to ensure project success. Shortly after the grant is awarded, the City will follow the procedures detailed in 40 CFR 31.36 for the procurement process to select an environmental consultant team and will release a competitive, public Request for



Qualifications to select the team deemed most qualified by a review committee. We will also immediately begin the site selection process, making use of the broad community knowledge held by local residents and partnered community groups. Site access issues will be addressed when/if they arise and will be considered during the prioritization process.

To track the success of this grant, our project manager will record outputs in a comprehensive database as the grant is implemented. Contractors will be expected to report monthly on the work performed, including outputs or outcomes. The project manager will summarize these in quarterly reports submitted to the EPA. This system will ensure that all milestones and deliverables are met within the 3-yr grant period and are recorded as they are completed. The project manager will track data for both the Petroleum Assessment Grant and the Hazardous Substances Assessment grant and will enter pertinent information into the EPA's Assessment, Cleanup, and Redevelopment Exchange System (ACRES) database.

Bozeman's EPA grant manager will be David Fine, who has over 5 years of experience as the Economic Development Specialist with the City and holds a Master's degree in Public Administration from Montana State University. Mr. Fine will work in collaboration with Brit Fontenot, the City's Director of Economic Development and Community Relations, Shawn Kohtz, the City Engineer, and city finance personnel. Mr. Fine has experience in federal grant acquisition and management, including the writing and administration of nearly \$75,000 in state and federal grants for the City of Bozeman within the last 5 years. Mr. Kohtz holds a Master's degree in Environmental Engineering from Washington State University. Mr. Kohtz is a licensed professional engineer and holds an MS degree in Environmental Engineering from Washington State University. He has experience implementing federally-funded projects, including a \$21M Design and Construction project to upgrade the City of Idaho Falls wastewater treatment facility. Together, Mr. Fine, Mr. Fontenot, and Mr. Kohtz will ensure compliance with EPA requirements, coordinate with the assigned EPA project officer, and complete and submit grant reports. The City finance department will provide project accounting and assist with financial reporting.

Acquiring Additional Resources - The City of Bozeman understands that additional technical expertise and resources will be needed to effectively complete the brownfield assessment project. We will retain a qualified environmental consultant to assist in managing the activities funded by the Assessment Grant through a qualifications-based bid process. This will include evaluating (1) the number of EPA grants the environmental consultants have helped manage; (2) the consultants' understanding of the Assessment Grant process and Quality Assurance Project Plans (QAPPs), and (3) the consultants' understanding and ability to help with community outreach and education. The consultants will be evaluated on their experience with Montana environmental laws, regulations, and EPA requirements and policies; environmental due diligence; transactions of environmentally impaired property; environmental site assessments (ESAs); brownfield redevelopment and financing; and community outreach activities.

### **Past Performance and Accomplishments**

#### Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Assistance Agreements

We have received one recent federal grant, a \$50,000 Economic Development Administration (EDA) Planning Grant for a Community Broadband Network. Under the grant, the project resulted in the Bozeman Fiber Master Plan and Feasibility Study. The grant was completed and submitted to EDA in compliance with the grant requirements.

**EPA-OLEM-OBLR-18-06**

**FY19 EPA Community-Wide  
Brownfields Assessment  
Grant Proposal**

**City of Bozeman, Montana**

**City of Bozeman  
411 East Main Street  
Bozeman, Montana  
59715-4700**

**Attachment A**  
**Narrative Information**  
**Sheet**

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

01/30/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

MT

8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Bozeman

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

(b) (6)

d. Address:

\* Street1:

121 North Rouse Avenue

Street2:

\* City:

Bozeman

County/Parish:

MT

\* State:

MT: Montana

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

59715-4700

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

David

Middle Name:

\* Last Name:

Fine

Suffix:

Title:

Urban Renewal Project Manager

Organizational Affiliation:

City of Bozeman

\* Telephone Number:

4065822973

Fax Number:

\* Email:

dfine@bozeman.net

## Application for Federal Assistance SF-424

**\* 9. Type of Applicant 1: Select Applicant Type:**

C: City or Township Government

**Type of Applicant 2: Select Applicant Type:**

**Type of Applicant 3: Select Applicant Type:**

**\* Other (specify):**

**\* 10. Name of Federal Agency:**

Environmental Protection Agency

**11. Catalog of Federal Domestic Assistance Number:**

66.818

**CFDA Title:**

Brownfields Assessment and Cleanup Cooperative Agreements

**\* 12. Funding Opportunity Number:**

EPA-OLEM-OBLR-18-06

**\* Title:**

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

**13. Competition Identification Number:**

**Title:**

**14. Areas Affected by Project (Cities, Counties, States, etc.):**

Add Attachment

Delete Attachment

View Attachment

**\* 15. Descriptive Title of Applicant's Project:**

Bozeman, Montana Brownfield Revitalization Initiative

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☒ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: